

Father Krickerbocker Increases Manhattan Holdings by \$64,652,869

\$20,316,000 FOR NEW BUILDINGS

Largest Number of Plans Filed in Queens Last Year Since 1911.

VAST TRANSIT WORK NEARING COMPLETION

\$24,512,241 Increase in Real Estate Values—Industrial Growth of Borough.

By CHARLES G. M. THOMAS, President of the Chamber of Commerce of the Borough of Queens.

The steady advance of the Borough of Queens during the last five years has reached its height during 1915. Its industrial, commercial and residential growth has surpassed even the most optimistic. Forty-three new factories were established in Queens during the year, with more than two thousand new buildings, to cost \$20,316,000. This building record exceeds in number that of any other borough of New York City and is the largest number of plans since consolidation, and with the exception of 1911 it is also the biggest year on record as to the cost of the building construction planned.

The significance of such statistics is increased when the fact is considered that Queens Borough has been so lacking in rapid transit facilities. At the

ing River are under improvement by the Federal government, and the whole borough is realizing its importance as the largest geographic section of New York City and finding in its rapid growth the responsibility that comes to it as a conspicuous partner in the accomplishment of big undertakings.

The basic qualities that go to make Queens through the center to which industry and home seekers gravitate are numerous and natural; a magnificent water front of 200 miles, direct rail connection with every part of the United States, the low cost of factory and residential sites as compared with the cost in other boroughs, a live organization in its Chamber of Commerce continually watching and cooperating for the borough's interests, its direct accessibility over the Queensboro Bridge to the center of the retail and wholesale sections of Manhattan.

The significant facts in the development of the Borough of Queens during 1915 are shown as follows:

Plans filed for 5,750 new buildings at an estimated cost of \$20,316,000.

Forty-three new factories established in the borough, with 2,000 employees.

Queensboro subway completed and put into operation; cost, \$383,910; first rapid transit link of dual subway system joining Queens and Manhattan.

Liberty Avenue elevated completed and put into operation; cost, \$909,001.

Ten million dollars being expended on rapid transit facilities, most of which is expected to be completed and in operation during the summer of 1916.

Plans finally approved for sewer and highway improvements in Queens to cost \$2,000,000.

Steel arch bridge over the East River at Hell Gate joined—greatest in the world—as a link in the New York Connecting Railroad, giving all-rail route connection between all parts of the continent.

Board of Estimate agreed to finance construction of tunnels under the East River at Sixtieth Street for B. E. T. trains to Queens Borough.

Increase in trolley traffic, 2,712,656 passengers.

Increase in real estate values over previous year, \$24,512,241.

Big Corona sewer nearly finished, costing \$1,600,000.

Possession obtained of all the remaining land necessary to the physical improvement of Queens Boulevard (value of land taken \$4,000,000), the greatest boulevard in the world.

ADDITION FOR CENTRAL ZONE

Apartment Covering Block Front in Park Avenue Being Erected.

One of the newest additions to the group of apartment houses now under construction in the New York Central Terminal zone is being erected by the Puter Mordcaai Syndicate on the west side of Park av., between 51st and 52d sts., covering a plot of land 200 feet on Park av., by 75 feet in depth in each street.

The plot is particularly well adapted for a high class apartment house, as all of the buildings to the west of the property are low private houses, which give the proposed building additional light on all four sides.

The building is to be of the highest character, and is being erected under the supervision of Warren & Wetmore, the architects.

The building will be divided into two units, each with a separate entrance on Park av. The southern half of the building will contain on each floor one ten-room apartment and one seven-room apartment, and the northern half will contain on each floor one ten-room apartment and one seven-room apartment. The rooms will all be large. The finish will be of the finest, and the service will be the usual hotel service furnished by the Puter Mordcaai Syndicate in its other Park av. houses. The Montana, on the east side of Park av., between 52d and 53d sts., and 45 East 62d st., adjoining the Colony Club.

COMMITTEE FOR BROADWAY PAVING

Asphalt or Wooden Blocks Favored for Stretch from Vesey to 23d Street.

A conference was held at the office of Borough President Marks last week to consider the repaving of Broadway from Vesey Street to Twenty-third Street, disturbed to allow the construction of the subway. Many were under the impression that it was the purpose to use Belgian blocks.

The sentiment of the majority of those present was against this method of repaving. The advisability of wooden block pavements or asphalt was emphasized, most of those at the conference favoring the use of asphalt. The conference was called, decided to appoint a committee to consider the matter. The Real Estate Board, which was represented at the conference, is to have a representative on this committee.

Prior to the conference the Real Estate Board received a letter from Edwin S. Schenck, president of the Citizens' Central National Bank, Broadway, at Pearl Street, asking its assistance in opposing the use of Belgian blocks and calling attention to the work done by the Real Estate Board in securing the removal of the trestles upon which the Public Service Commission permitted contractors to carry their gas mains along this part of Broadway and on William Street.

BIG INCREASE IN BUILDING

\$64,652,869 Estimated Cost of Manhattan Structures in 1915.

The report of the number of buildings for which plans were filed during 1915, as compiled by James W. Spencer, statistician of the Manhattan Bureau of Buildings, shows that plans were filed for 489 new buildings, estimated to cost a total of \$64,652,869, as against 411 buildings in 1914, to cost \$45,471,165.

The report further shows that plans were filed for 25 dwellings, to cost \$792,500; 193 tenements, to cost \$24,960,500; 9 hotels, to cost \$2,030,000; 61 stores and lofts, to cost \$15,979,000; 24 offices, to cost \$5,335,000; 20 factories, to cost \$1,957,500; 5 school-houses, to cost \$1,045,000; 10 churches, to cost \$1,872,500; 6 municipal buildings, to cost \$10,454,000; 23 places of amusement, to cost \$1,531,250; 6 hospitals, to cost \$55,000; 63 stables and garages, to cost \$872,705; and 44 other structures, to cost \$57,414.

NEW TENANTS FOR DWELLINGS.

Douglas L. Elliman & Co. leased 47 East 92d st., a four-story house, to the Rev. William G. Thayer.

Pease & Elliman rented, furnished, to W. Prentice Sanger the five-story American basement dwelling 162 East 78th st.

The Houghton Company leased the five-story dwelling 157 West 64th st. to Jacinto Solonzo for a term of years.

The Douglas Robinson, Charles S. Brown Company leased for a term 191 193 Madison av., two four-story dwellings, to Mrs. M. V. Baker.

Marston & Co. leased the dwelling 2444 Prospect av. to Joseph Grasso, and the house 2646 Bainbridge av. to Peter Braender.

NEW BROOKLYN APARTMENTS

Plans Filed for Six Buildings in Fifteenth Avenue.

Canter & Dorfman have filed plans for six the six-story apartment houses to be erected by the Fifteenth Avenue Realty Corporation upon a plot 150x100 feet at the northeast corner of Fifteenth av. and 42d st., Brooklyn.

Pease & Elliman leased the most modern duplex apartment, with a parlor, dining room, kitchen, and bathroom, to Warren & Wetmore, 18 West 47th st., to the Malson La Fee, lamp shades; also space at 25 West 45th st. to the Fireproof Furniture and Equipment Company.

BUILDING IN MANHATTAN

Plans Filed for Five Structures to Cost \$1,156,569.

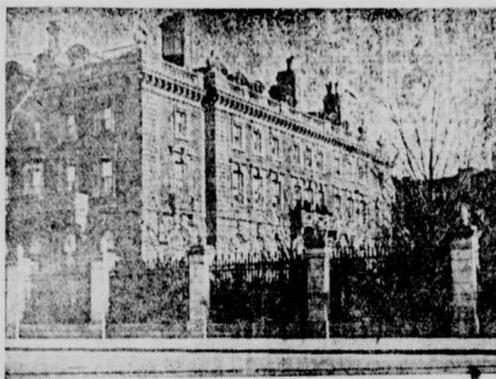
The Bureau of Buildings of Manhattan announced that for the week ended December 31, 1915, plans were filed for five buildings, estimated to cost \$1,156,569, and for fifty-nine alterations estimated to cost \$41,555.

For the week thirty-four buildings were reported unsafe, and 121 other violations of the law were reported. There was a total of sixty-four unsafe buildings and 235 violation notices issued.

INVESTOR GETS TENEMENT

G. Tuoti & Co. have sold for E. Telesca to an investor a tenement known as 304 Pleasant av. recently purchased by him through the same office.

HOMES OF ANDREW CARNEGIE AND HIS NEIGHBORS.



The Carnegie house at Fifth Avenue and Ninety-first Street.

ALONG THE REALTY PATHS

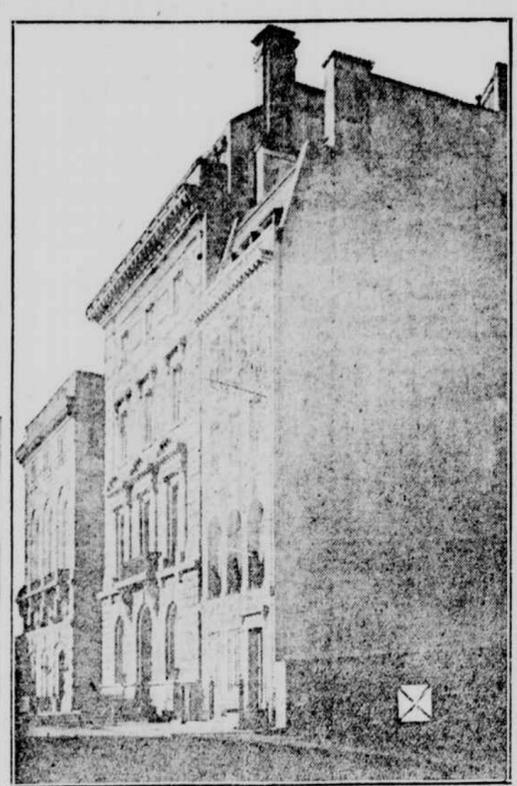
Commissioner Murphy Tells About Effects of Bad Housing.

By FRANK REMLIN.

"There can be no question that the three great scourges of mankind, disease, poverty and crime, are, in a large measure, due to bad housing in its broadest sense," said John J. Murphy, Commissioner of the Tenement House Department, of this city, at the Fourth National Housing Conference. "Intemperance in many of its most repugnant forms may be traced to the fact that so many citizens are obliged to live in homes in which they can take neither pride nor comfort, and which make the saloon seem more desirable by contrast."

Lawrence M. D. McGuire, president of the Real Estate Board, has evidently decided that it is too much to have the public remember the year he has been accustomed to sign his name. His middle initials do not appear in the list of officers of the board, as given in the January number of "The Real Estate Bulletin," the publication of the organization.

The Commissioner of Building Districts and Restrictions was appointed on June 29, 1914, by the Board of Estimate. It comprises Edward M. Bassett, chairman; Edward G. Blum, James E.



Cross indicates the plot in East Ninety-first Street, on the same block sold last week by the ironmaster to C. M. MacNeil, president of the Utah Copper Company, of 111 Broadway. It adjoins the dwellings of John B. Trevor, John H. Hammond and James A. Burden. The sites on which these houses are built were bought from Mr. Carnegie.

CARNEGIE AND HIS NEIGHBORS

Sells Last of Protective Holdings of Copper Co.

Much interest was shown last week over the sale by Andrew Carnegie of a vacant plot, 75x100 1/2 feet, on the north side of 91st st., between Fifth and Madison avs. The block front on Fifth av., between 90th and 91st sts., was purchased by Mr. Carnegie in 1898 for a home site. Since this purchase the ironmaster, to make sure of congenial neighbors and to protect the residential character of the neighborhood, bought considerable property in the rear of his home. The sale last

LOFT BUILDING IN TRADE

Parcel in 19th St., Between 4th Av. and Irving Place.

The twelve-story store and loft building at 106 East 19th st., between 4th av. and Irving Place, has been sold by Charles E. Johnson, of Valcourt, N. Y. It occupies a lot 25x25 feet, and was acquired by Mr. Johnson a few years ago from the 106 East Nineteenth Street Company when it erected the structure. It adjoins on the east the addition of the Peacock Building. The sale was made by the firm of Albert B. Ashforth.

A report had it that the property figured in payment for the five-story building at 557 5th av., recently sold by Mr. Ashforth for A. L. Mordcaai & Son.

Real Estate Board Dinner.

The 1915 dinner of the Real Estate Board of New York promises to be the greatest function of the kind ever held. It will be the twentieth annual banquet and is to be held at the Waldorf-Astoria on Saturday evening, February 5.

The dinner committee consists of Eliza Sniffen, chairman; Joseph P. Day, Frederick D. Kelley, Robert T. McGusty and Robert E. Rainey. It has arranged many features with which to entertain the diners.

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Private House Bargains on East Side

Just off Park Ave., 18 ft. 9 in., with open rear; suitable for modernizing. Has 5 master's bedrooms, butler's pantry extension.

\$35,000

Excellent block between Madison and Park avs., 32 ft., 4-story dwelling, with butler's pantry extension, 4 master's bedrooms, modern plumbing.

\$45,000

Adjoining 8th Ave., near 120 St., 26 ft., thoroughly modern dwelling, 4 master's bedrooms, 5 baths, dining room extension. Under

\$78,000

Most desirable block adjoining 8th Ave., 35 ft., English basement; remarkably sunny; 6 master's bedrooms, electric elevator, enclosed gymnasium of playground in roof, 6 baths; in excellent order.

\$130,000

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SHALL WE SUBMIT?

a copy of our new 1916 Annual Issue Apartment Guide, just out. It will materially solve your apartment problems, either immediately or next fall. Full details are given of the majority of the newest buildings in the Fifth and Park Avenue sections.

Douglas L. Elliman & Co. 414 Madison Ave. at 48th St. Telephone Murray Hill 5600.

REAL ESTATE WANTED.

WANTED—ONLY WATER FRONT (MANHATTAN). All cash if necessary. Best property in Hudson River. E. & W. T. HARRIS, 200 Broadway, N. Y. City.

TYPE OF APARTMENT HOUSES BEING ERRECTED ON UNION STREET, FLUSHING, L. I.

